



**3/3 52 OTAGO STREET**  
HILLHEAD

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**2 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

This stylish two-bedroom flat is in the highly sought-after Hillhead district, offering an excellent opportunity to live in one of the West End's most sought-after areas, in particular for students, "bank of mum and dad" and investors alike. Positioned on the top floor of a beautiful blonde sandstone tenement, the property is immaculately presented.

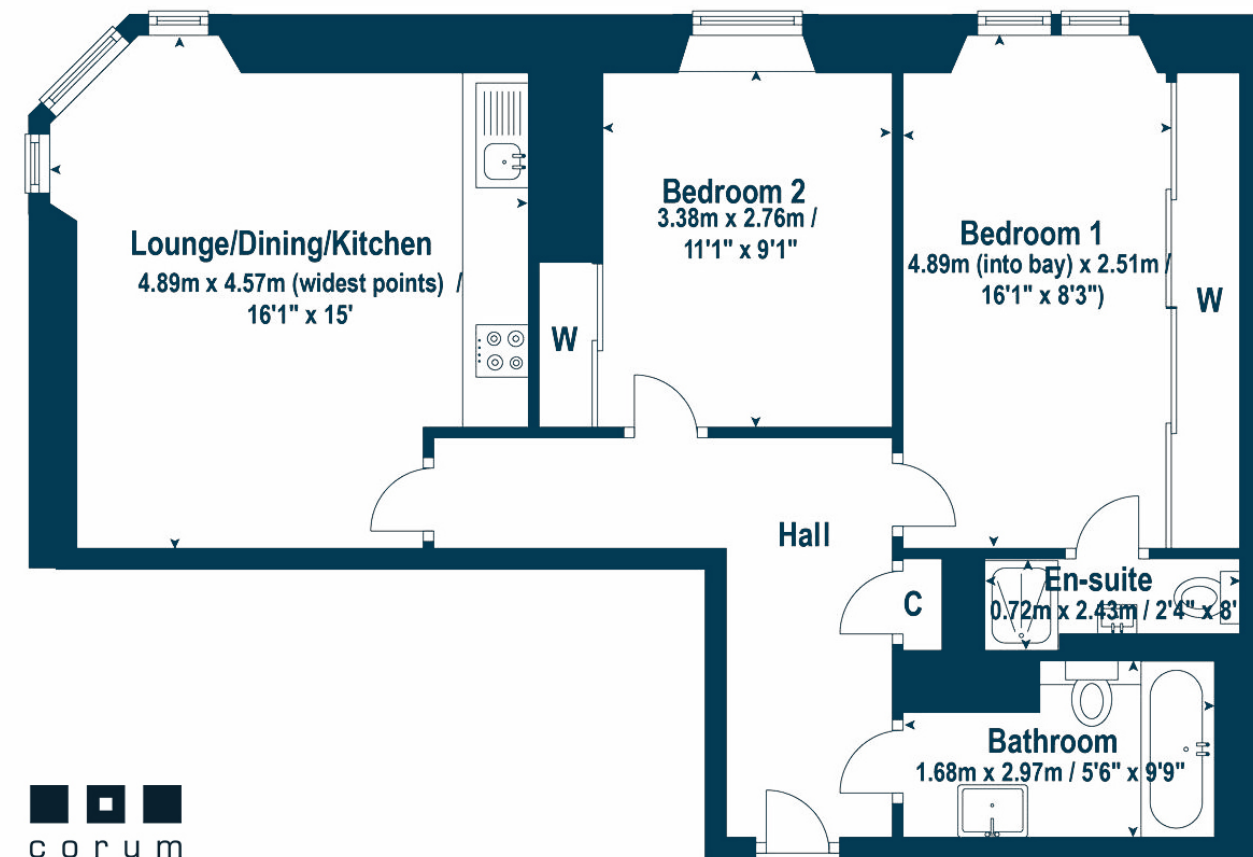
The spacious bay-windowed lounge and dining kitchen room is fabulous and provides an ideal space for both relaxation and entertaining. Both bedrooms are generously sized and include fitted wardrobes, ensuring ample storage space. The principal bedroom benefits from an en-suite shower room, while the stylish three-piece bathroom serves the second bedroom and guests. The property benefits from hardwood flooring, which adds warmth and character, and ornate cornice work in the lounge and kitchen area, further enhancing the flat's charm. Finally, there is gas central heating and residents on street permit parking is available via request to Glasgow City Council.

Located in a very convenient spot, the flat is well-served by an array of local amenities on Great Western Road, Gibson Street, and Byres Road. It also enjoys excellent transport links and is within easy reach of Kelvingrove Park, the University of Glasgow, and the Botanic Gardens. This exceptional property offers the perfect combination of comfort, style, and prime location.









Hillhead is centrally located within the West End, close to Glasgow University. The main street, Byres Road, offers a wide selection of shops, cafés and supermarkets including Tesco Metro, Marks & Spencer and Waitrose. The famous Ashton Lane is situated just off Byres Road offering various bars, restaurants and the Grosvenor Cinema.

The recently refurbished Hillhead Underground on Byres Road provides swift access to Glasgow City Centre and regular bus services operate on Byres Road and Great Western Road. There are also good road links to the motorway network and Glasgow International Airport. Glasgow University is situated on University Avenue and provides world class further education.

The location is extremely popular for students, first time buyers and young professionals.

**WE5212** | Sat Nav: 3/3 52 Otago Street, Hillhead, G12 8PG

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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